

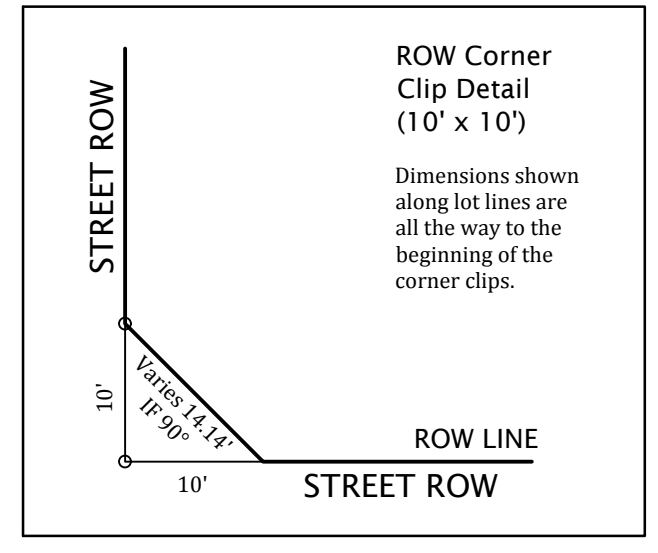
VICINITY MAP
Not To Scale

OWNER / DEVELOPER:
COOK CHILDREN'S MEDICAL CENTER
801 SEVENTH AVENUE
FORT WORTH, TEXAS 76104
CONTACT: SPENCER SEALS
PH: 682-885-7145
EMAIL: spencer.seals@cookchildrens.org

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
CONTACT: JUSTIN WELLS
PH: 817-335-1121
EMAIL: jwells@dunawayassociates.com

Line Number	Bearing	Distance
L1	N45°32'43"W	14.17'

COVENANTS OR RESTRICTIONS ARE UN-ALTERED	
This Replat does not vacate the previous Plat of Record governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.	
URBAN FORESTRY	
Compliance with tree ordinance #17228-10-2006 will be required	
CONSTRUCTION PROHIBITED OVER EASEMENTS	
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.	
BUILDING PERMITS	
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.	
SIDEWALKS	
Sidewalks are required adjacent to both sides of all public and private streets, and public access easements in conformance with the Sidewalk Policy per 'City Development Design Standards'.	
PARKWAY PERMIT	
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.	
TRANSPORTATION IMPACT FEES	
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.	
SITE DRAINAGE STUDY	
Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.	
WATER / WASTEWATER IMPACT FEES	
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.	
UTILITY EASEMENTS	
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in the opinion of the engineer or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.	
PRIVATE MAINTENANCE	
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.	

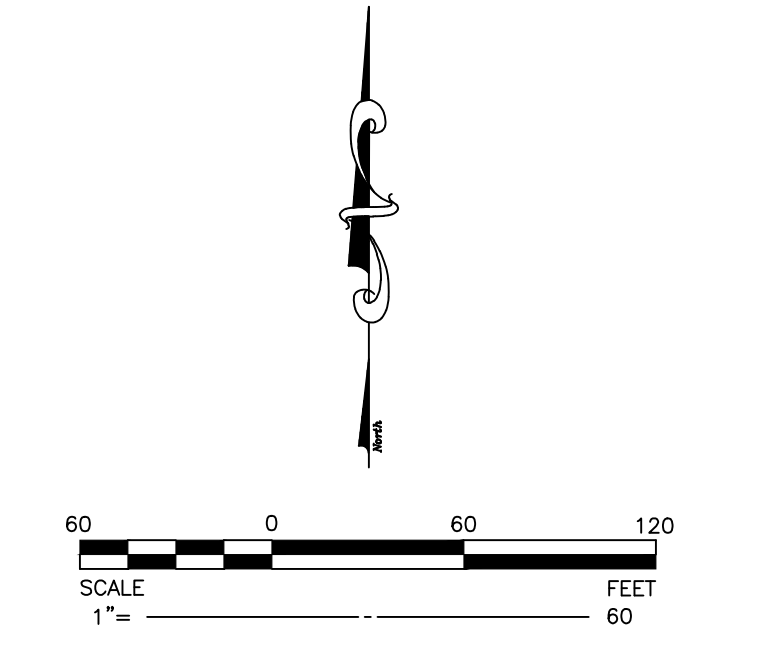
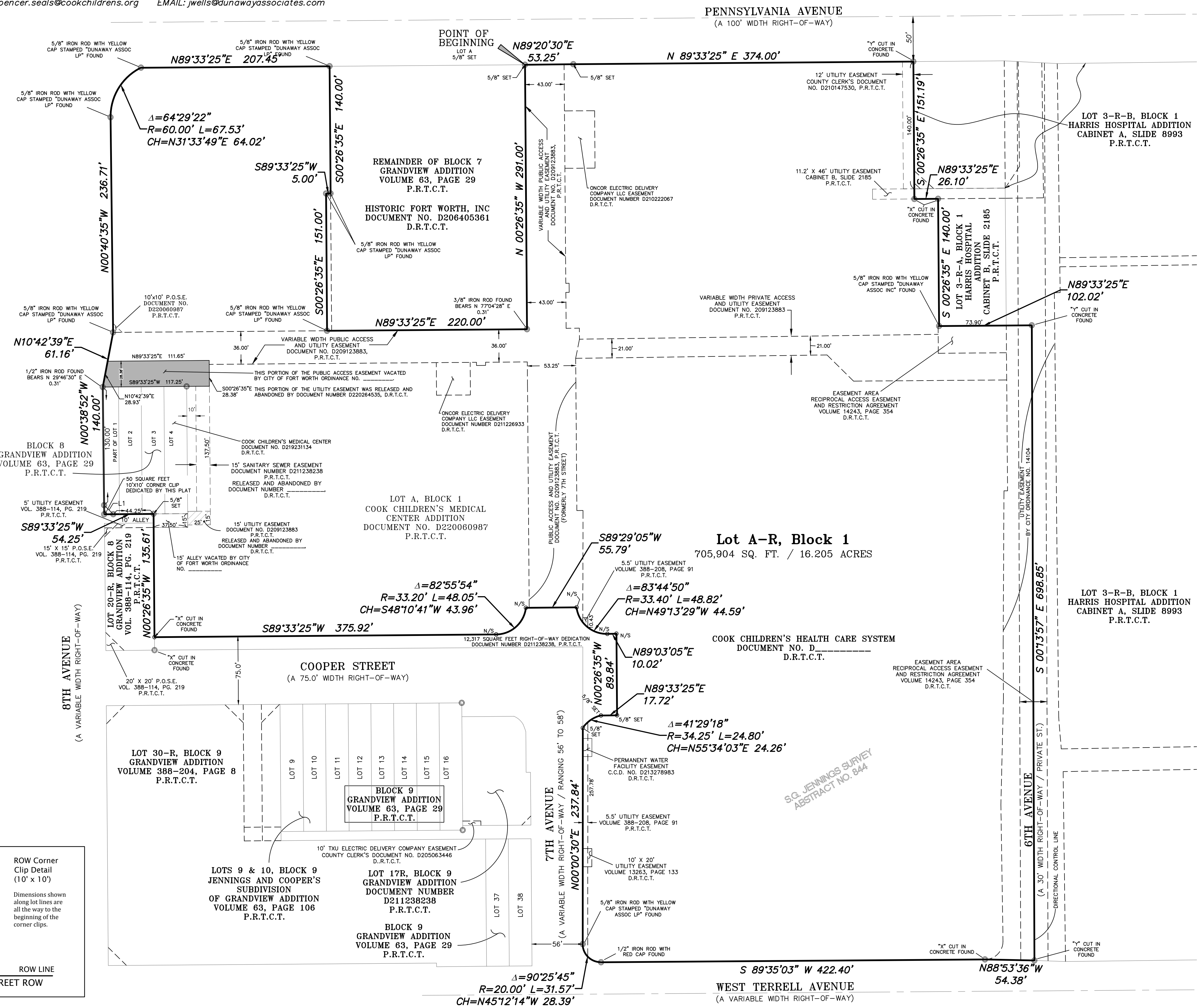


CERTIFICATION:
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were placed under my supervision.

Stephen R. Glosop
Registered Professional Land Surveyor
Texas Registration No. 5570

Date _____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



FS-20-047

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

By: _____
Chairman

By: _____
Secretary

LAND USE TABLE	
Total Gross Acreage	16,206 Ac.
Number Residential Lots	N/A
Type of Residential Lots	N/A
Number Non-Residential Lots	1
Non-Residential Acreage	16,205 Ac.
Residential Acreage	N/A
Private Park	N/A
Public Park	N/A
Street Right-of-Way Acreage	0.001 Ac.

Final Plat
of
Lot A-R, Block 1
Cook Children's Medical
Center Addition

An addition to the City of Fort Worth, Tarrant County, Texas, situated in the S.G. Jennings Survey, Abstract No. 844, being a Re-Plat of Lot A, Block 1, Cook Children's Medical Center Addition, an Addition to the City of Fort Worth, according to the plat recorded in Document No. D220060987, Plat Records, Tarrant County, Texas, the remainder of Lot 1 and all of Lots 2-4, Block 8, Grandview Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 29, Plat Records, Tarrant County, Texas, and all of that portion of a 15' alley vacated by City of Fort Worth Ordinance No. _____.

1 Lot
16,205 Acres

This plat was prepared in March, 2020

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: _____

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100

PLOTTED BY: Steve Blevins ON: Monday, October 13, 2020 AT: 3:38 PM FILEPATH: C:\Production\10098100\10098100\10098100\10098100.dwg USER: jwells